



DIRECTIONS

From our Chepstow office, proceed to the main High Beech Roundabout, taking the fourth exit towards Monmouth. At the traffic lights turn left into St Lawrence Park, then bear left, then follow the road round to your right. When you get to the T junction, bear left where you will see number 42 on your right hand side.

SERVICES

All mains services are connected to include gas central heating.

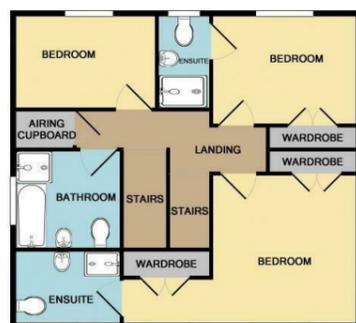
2021/2022 Council Tax Band G

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



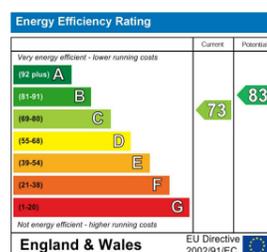
GROUND FLOOR



1ST FLOOR



2ND FLOOR



42 ST. LAWRENCE PARK, CHEPSTOW, MONMOUTHSHIRE, NP16 6DP



£549,950

Sales: 01291 629292

E: sales@thinkmoon.co.uk

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor. Moon & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

42 St Lawrence Park comprises of a spacious three storey family house, occupying a pleasant position within this ever popular development, close to the centre of Chepstow with its local amenities and facilities as well as the M48 motorway bringing Cardiff and Bristol within easy reach. The property benefits from a recently installed kitchen. Viewing is highly recommended.

The accommodation comprises: -

GROUND FLOOR

ENTRANCE HALL

With entrance door to front. Stairs off: -

CLOAKROOM & WC

With low level WC and wash hand basin.

STUDY

8'1" x 7'3"

With window to front elevation.

LIVING ROOM

15'0" x 10'5"

With bay window to front elevation. Attractive contemporary fireplace with inset gas fire. Double doors to dining room.

DINING ROOM

10'5" x 10'2"

With attractive bay window with French doors to rear garden.

KITCHEN

14'11" x 10'11"

Stylishly updated with an attractive contemporary range of base and eye-level storage with ample granite work surfacing over. Inset single drainer sink unit. Ceramic tile flooring and splash backs. Range cooker. Integrated dish washer. Window and French doors to rear garden.

UTILITY ROOM

With a range of storage units. With space for washing machine and tumble dryer. Tiled flooring. Door to side elevation.

FIRST FLOOR STAIRS & LANDING

With airing cupboard.

PRINCIPAL BEDROOM

13'11" x 10'6"

A spacious main bedroom with a range of built in wardrobes. Window to front elevation. With archway to dressing area with more wardrobes and window to front elevation. Leading to: -

EN-SUITE SHOWER ROOM

Appointed with a three piece suite, with step in shower cubicle, low level WC and wash hand basin. Window to front elevation.

BEDROOM TWO

12'0" x 8'11"

With window to rear elevation. Built in wardrobes.

EN-SUITE SHOWER ROOM

Appointed with a three piece suite, with low level WC, wash hand basin and step in shower cubicle. Window to rear elevation.

BEDROOM FIVE

11'3" x 8'11"

With window to rear elevation.

FAMILY BATHROOM

Appointed with a four piece suite with panelled bath, low level WC and wash hand basin and step in shower. Half tiled finish to walls. Window to side elevation.

SECOND FLOOR STAIRS & LANDING

BEDROOM THREE

15'1" x 10'9"

With windows to front and side elevations.

BEDROOM FOUR

15'1" x 8'3"

With window to side elevation.

SHOWER ROOM

Appointed with a three piece suite, comprising of a step in shower cubicle, low level WC and wash hand basin. Velux roof light.

OUTSIDE

GARDENS

To the front, with lawned area with pedestrian access to the front door. With driveway to the side, giving access to the double garage with up and over doors. Power and light. Please note the vendors have utilised one half of the garage to become a useful gym area.

The rear gardens have an extensive sundeck, taking advantage of the south-westerly aspect. Otherwise, laid to lawn with large patio area to the rear of the garage.

